

## MEMORANDUM

DATE: November 19, 2003

TO: Planning and Zoning Board

FROM: Bruce D. Chatterton, AICP, Planning and Zoning Manager  
Chris Barton, AICP, RLA, Principal Planner

BY: ULDR Amendment Team:  
Elizabeth V. Holt, AICP, Planner III,  
Project Planner: Jenni Clark, Planner II

SUBJECT: PZ Case No. 5-T-03

Applicant: City of Fort Lauderdale Construction Services/Planning & Zoning Division

Request: Amend the following ULDR Sections: 47-35.1 *Definitions*, to clarify the definition of a Sight Triangle and place the definition in the appropriate ULDR section; 47-2.2 *Measurements*, to place the method of measuring sight triangles into the appropriate ULDR section; 47-19.5 *Fences, walls and hedges*, 47-20.5 *General design of parking facilities site circulation*, 47-21.8 *Landscape and tree preservation maintenance*, and Section 47-22.3 *Sign requirements general regulations* to delete obsolete references, move sight triangle definitions and/or requirements to the appropriate sections and provide technical clarification for the regulations relating to fences, walls and hedges; 47-19.1 *Accessory uses, buildings and structures general requirements*, 47-20.22, *Temporary parking lots standards*, and 47-22.3 *Sign requirements general regulations* to delete references to a particular type of sight triangle or references to sight triangles in a particular section; and 47-23, *Specific Location Requirements* to consolidate sight triangle regulations as they apply to buildings in all zoning districts

### Background:

The above-referenced changes were presented to the Board in May 2003 to address several inconsistencies in the ULDR with respect to sight-triangles. At that time, the Planning & Zoning Board approved the revisions in concept, but requested that staff submit draft ordinance language prior to final Board recommendation to the City Commission. As requested, we are providing the attached draft ordinance language (**see Exhibit 1**). The following is a brief summary of the proposed changes:

1. A definition for *Sight Triangle* has been added to Sec. 47-35, Definitions.
2. Requirements for *Sight Triangles* have been added to Sec. 47-2.2, Measurements.
3. The two sections are cross-referenced.
4. All sections that previously listed sight triangle requirements are now referred to Sec. 47-2.2 Measurements.
5. All sections that previously defined sight triangles are now referred to Sec. 47-35, Definitions.

Staff Recommendation:

Recommend the proposed amendments to the City Commission.

Planning and Zoning Board

Acting as the Local Planning Agency:

The Board shall consider a motion finding that the proposed amendments are consistent with the City of Fort Lauderdale Comprehensive Plan, Future Land Use Element, as follows:

**Objective 22:** Continue to respond to identified problems/opportunities; develop incentive systems for quality development and redevelopment; prevent incompatible uses; and incorporate design criteria.

Planning and Zoning Board Review Options:

1. Recommend the proposed amendments to the City Commission, as proposed
2. Recommend the proposed amendments to the City Commission with revisions
3. Recommend denial of the amendments

PZ 5-T-03/EVH/JC/11-19-03

Attachment